

Retail For Lease

Palm Beach County

BOCA PIER, 20664 Lyons Road, Boca Raton, FL 33434



Leasing Information

Location	Located on the northwest corner of Glades Road and Lyons Road, approximately 1 mile west of the Florida Turnpike and 1 mile east of US-441 (State Road 7).			
Availability	2,674 SF End-cap Unit (retail, restaurant or medical use)			
Property Amenities	<ul style="list-style-type: none"> • Adjacent to Boca Regional Urgent Care in a 2 Tenant outparcel building • Monument signage available on Glades Rd and Lyons Rd • Pier 1 Imports, PNC Bank on property along with 7,600 square feet of office tenants 			
Area Highlights	<ul style="list-style-type: none"> • Approximately 3 miles to Town Center Mall with Nordstrom, Macy's, Bloomingdales, Sears, Neiman Marcus, Saks Fifth Avenue and 220 specialty stores • Close proximity to numerous hotels, golf and tennis residential communities, restaurants and shopping centers 			
Traffic Counts	Glades Road - 39,719 vpd / Lyons Road - 30,523 vpd <i>(provided by Palm Beach County 2013)</i>			
Parking	140 spaces – 4.6/1,000 SF			
Demographics		<u>1-mile</u>	<u>3-miles</u>	<u>5-miles</u>
	Population (2014 estimate):	8,136	99,049	203,113
	Population (2019 projected):	8,660	104,428	214,720
	Daytime Population:	8,977	38,763	99,305
	# of Households	3,760	42,245	85,262
	Average Income:	\$69,353	\$80,649	\$87,129
		\$50,917	\$57,105	\$61,974

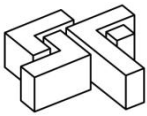


Representative Tenants:



2200 Butts Road, Suite 300, Boca Raton, FL 33431 Fax 561-482-0181 www.sfrealty.com

Shana Pasas
spasas@sfrealty.com
561-488-9100



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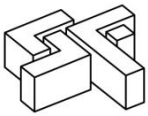
RETAIL TENANTS		
Bay	Tenant	SqFt
A1	AVAILABLE	2,674
A3	Boca Regional Urgent Care	3,240
OP1	Pier 1 Imports	9,000
TOTAL		14,914

OFFICE TENANTS ON SITE		
Suite	Tenant	SqFt
100	PNC Bank	7,600
A	State Farm Insurance	2,403
B	Northstar Centre - <i>Available w/30 days notice</i>	2,272
C	Bougie Center for Chiropractic & Alternative Medicine	1,275
D	Project Technologies <i>Available w/30 days notice</i>	1,650
TOTAL		15,200

Located on the NW corner of Glades Rd and Lyons Rd, approx. 1 mile west of the Florida Turnpike & 1 mile east of US-441.

Lyons Road Retail Pylon Sign





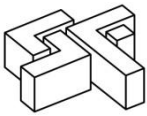
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